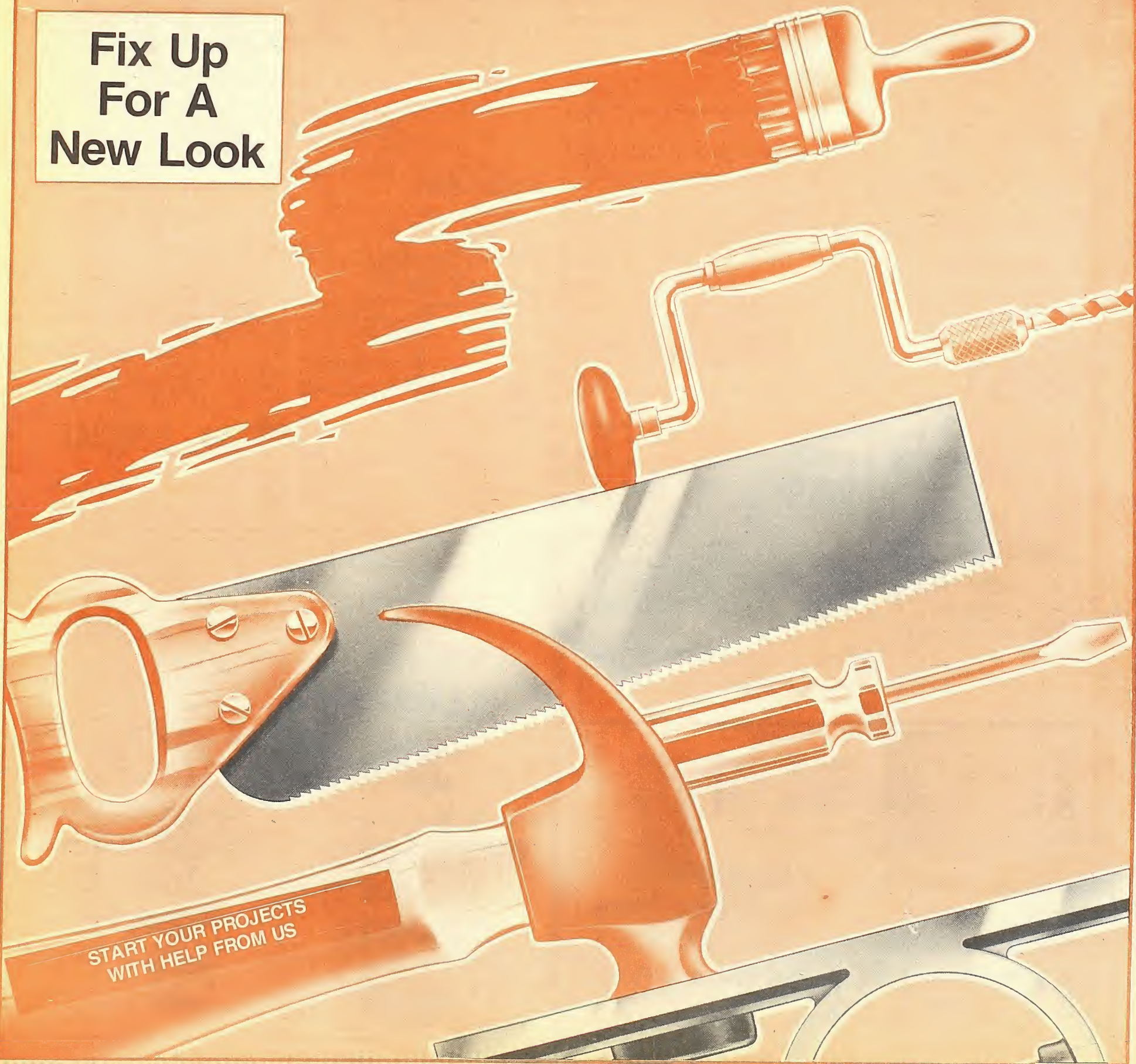


Spring HOME IMPROVEMENT Guide

Supplement to Associated Newspapers
March 19, 1986

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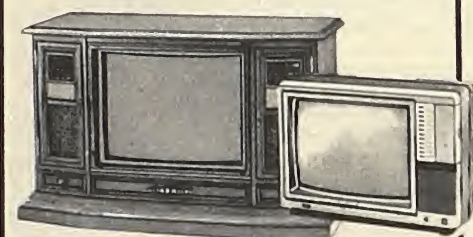
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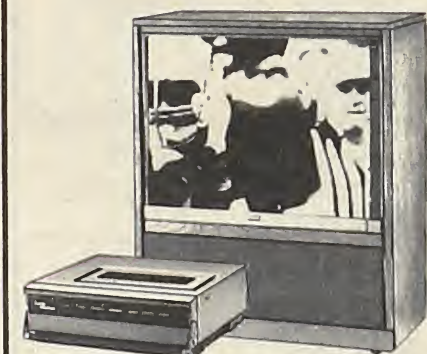
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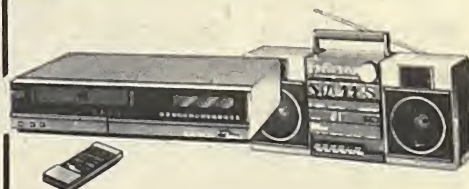
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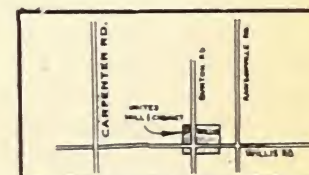
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Out of the closet

Pantry provides storage, organization

Few places in a home suffer more from "stuffocation" than the kitchen, with its pots, pans, the good china, the old china, an electric hot dog cooker, and all the kitchen gadgets you get every Christmas and use twice a year. Usually, these items get stuffed to the back of the shelf so there is room to put food away.

One solution to lack of kitchen storage is to build a stud wall pantry, as shown in the drawing. This project may look major at first, but it's actually a rather simple do-it-yourself project. Most kitchens have a least one interior wall separating the kitchen from the rest of the house. Usually, interior walls have wasted space in them instead of insulation, space you can use for shelves after removing one layer of gypsum board from the wall.

Studs are commonly installed 16-inches apart, measured to the center of each stud. Occasionally, 24-inch stud spacing is used. In either case, it's a simple matter to install standard 1x4-inch western boards between the studs for shelving. The 4-inch wide boards will match exactly the depth of the 2x4-inch studs. Another idea is to use wider boards for shelving, such as 1x6s or 1x8s, then build a 2x2-inch or 2x4-inch frame around the perimeter of the shelves to encase the pantry. This will permit deeper shelves that won't protrude very far into the room.

The wall pantry should be built with flush fitting 1x4-inch boards. The 4-inch depth is just right for canned goods, cereal boxes and bottles of wine. And a wall full of shelves will give you enough room to store plenty of them. A real bonus is the generous amount of kitchen cabinet space available once all the canned goods are in the pantry.

You can store other things in the stud wall as well. Try leaving shelves off one section to keep a broom and dustpan handy.

It is possible to take out one of the studs to obtain a longer shelf. But this requires adding a header between the two remaining studs on either side of the one you removed. In addition, if you are building the pantry into a load bearing wall, it could affect the structural integrity of your house. So if you are not absolutely certain how to do this properly, consult a carpenter or professional remodeler.

Accordion fold doors add an attractive and decorative touch to the pantry. Build them out of 1-inch boards, 8, 10 or 12 inches wide, using butt hinges or continuous hinges to hold the folds together. Use trim moulding around the edges of the pantry to define and accent the storage space.

You can paint or stain the pantry to match your kitchen cabinets. Western board and lumber take paint or stain very well. Any nail holes in the studs left after removing the sheetrock are easily filled with wood putty prior to painting.

Stud wall storage is not just for the kitchen. It's also a good idea for garages, hallways, hobby rooms, bedrooms, or anyplace else you need to store items about four to six inches deep.

Take a look at windows

Replacement windows are one of the most popular and energy saving renovations homeowners can make...but without careful examination of the type and features of those windows, it could be a very expensive mistake.

The ideal window for replacement use is custom built and offers not only beautification but insulation for the home. The people at T.H.E. Window Company, Inc. recommend an insulated window made of a heavy gauge extruded aluminum with a maintenance free baked acrylic finish. These windows feature a complete thermal break design to prevent the common problem of window sweating. A polyurethane layer is built into the window frame as well as the sash which, according to T.H.E. eliminates virtually any metal to metal contact within the unit. This is important as a crucial factor in eliminating any conduction of heat or cold.

Additionally, T.H.E. windows utilize double insulated glass so that there is not need for a storm window.

Another feature homeowners should look for is a heavy metal locking system and a feature which allows for indoor cleaning of the windows. T.H.E. windows are constructed so that the glass tilts inward for easy cleaning of both the inside and outside of the window from inside the home.

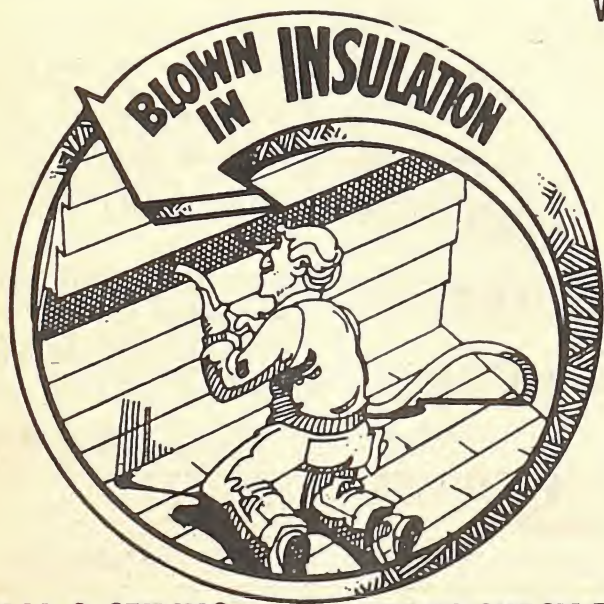
In addition, T.H.E. offers a 30-year warranty which can be transferred to the new owner if the home should be sold.

T.H.E. recommends the aluminum frame over vinyl, as the danger of bowing out or bending and cracking out of shape is eliminated. The baked-on electrostatic finish is also recommended to prevent fading or yellowing as often occurs with a plastic or vinyl frame.

Further information regarding T.H.E. Windows is available at 964-0688.

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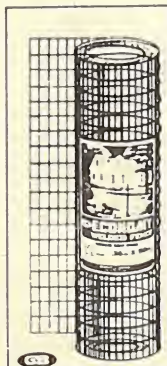
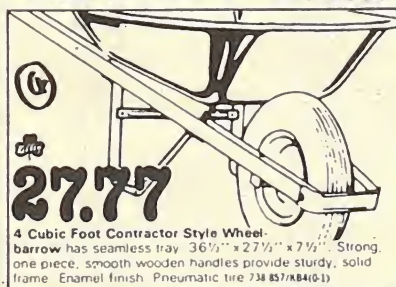
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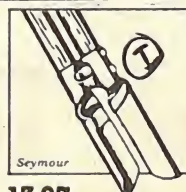
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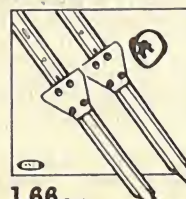
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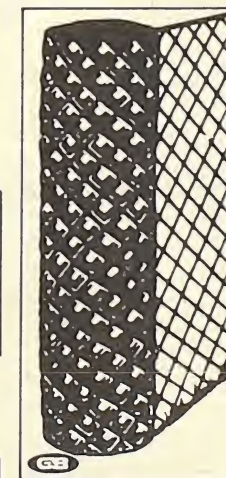
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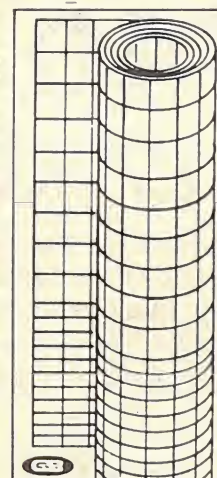
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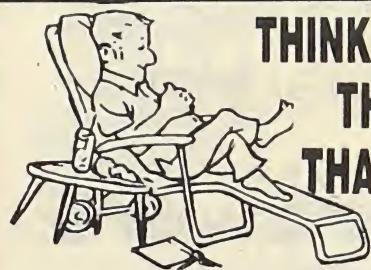
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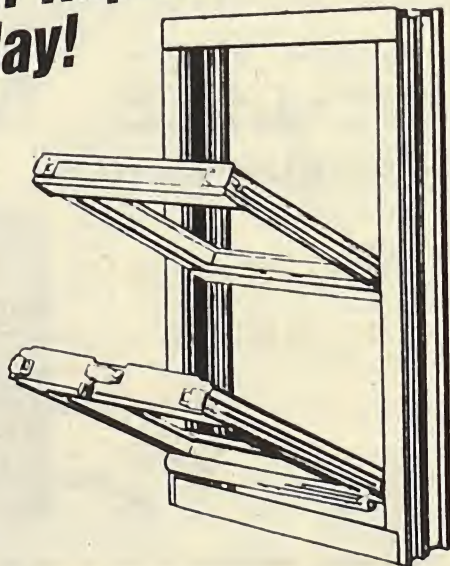
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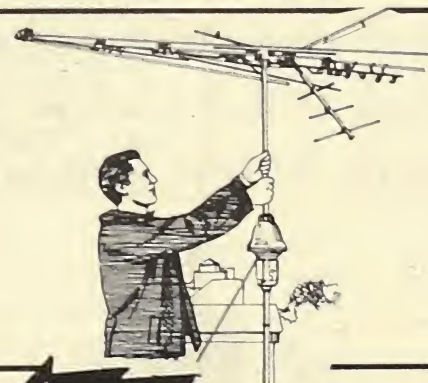
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Greenhouse weeds out home problems

Take a tiny bungalow, somewhat dark and gloomy. Knock out the back wall to add a greenhouse enclosure and the wall between the kitchen and dining room. Redecorate with light colors and — with less effort than you might imagine — you've got yourself what seems like a new home!

That's what the interior designers at Armstrong did. And if your home could stand a little brightening up, you might wish to take note.

The bungalow suffered mainly from being partitioned into too many small rooms, and from a lack of windows. The first step was to remove a wall separating the kitchen and dining room and to install windows in the latter. Roman window shades reminiscent of striped awnings and a wide expanse of glass make eating in the dining alcove almost like picnicking. Outdoors and indoors merge in a pleasant al fresco setting.

But the major undertaking involved extending the bungalow 7 feet for the "greenhouse enclosure" (a family room with the ambience of greenhouse). Connecting with the kitchen, the new addition has sliding glass doors, a big skylight, and decorative wooden ribs that suggest the structure of a greenhouse. Now, sunlight floods the whole multipurpose space: kitchen, dining alcove and family room.

Light colors are a sure bet to make any space seem larger and more cheerful, so they were chosen here. The color scheme was borrowed from

the Solarian no-wax floor which wends its way throughout the entire space. The no-wax floor serves as a "unifier," drawing together individual elements of the decor into a harmonious whole. And the easy-to-clean Solarian surface makes sense in a busy multipurpose room.

Walls and countertops are pale melon, and the trim and kitchen cabinets (glass-fronted to display the china) are off-white. The accent colors are rose (the cushions on the bar stools, throw pillows on the family room sofa, border of the area rug, fringed tablecloth in the dining alcove) and spring green (the ribs of the "greenhouse" and the many plants). All of these colors are found in the floor pattern.

The furnishings are pleasingly eclectic, mixing design influences from various centuries and continents. The hanging lamps are high-tech modern. Wicker chairs and the bamboo shape of the bar stools' legs hint of the Orient. The Edwardian era inspired the fringed tablecloth, and the glass-topped swan table (on the rug) finds its origins in the Art Deco period.

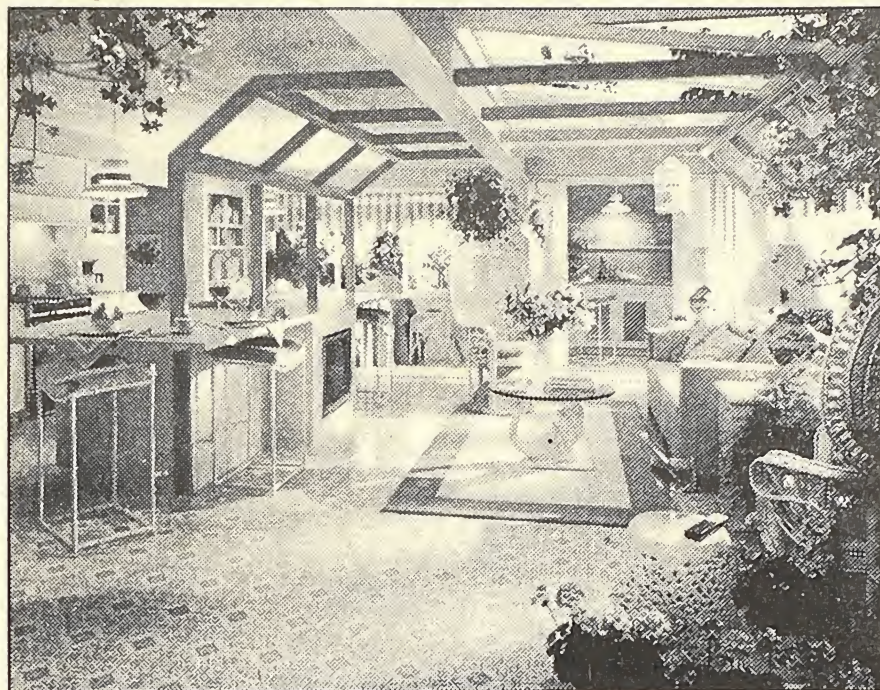
Worthy of notice is what looks to be an ordinary closet at the far end of the family room. Behind the slotted folding doors is a wet bar with every amenity. The deep sink is equally useful for repotting plants and other gardening chores.

Full of surprises and thoughtful touches, this big, sunny multipurpose

space has transformed a once small, dark bungalow into a delightful, livable home.

For a free brochure on the remodeling project, write to: Armstrong World Industries, Free Bungalow

Brochure, P.O. Box 3001, Lancaster, Pa. 17604. Or call 800-233-3823 and ask for the free bungalow brochure. Illustrated with numerous color photographs, the brochure contains floor plans and additional information.



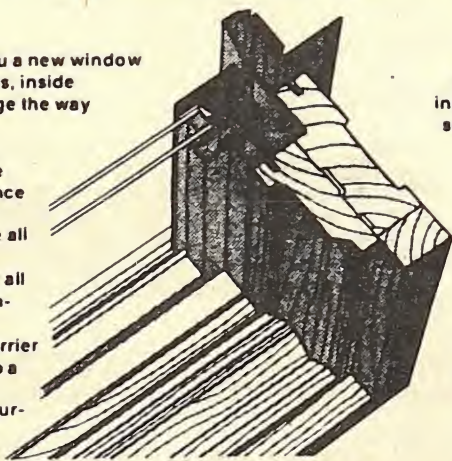
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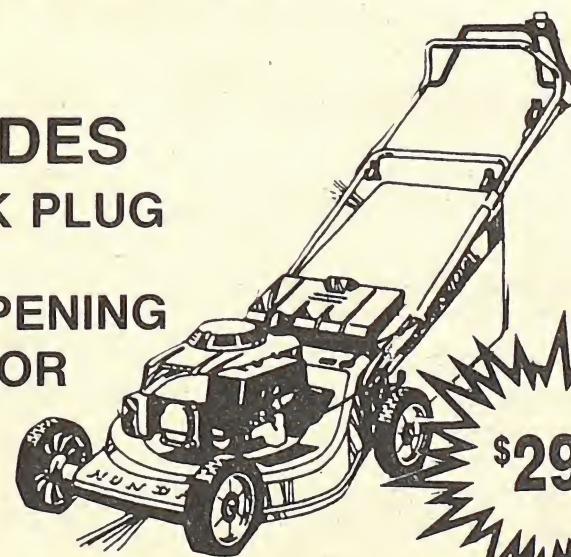
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A new Maytag company survey taken among 100 recent purchasers of a new space-saving full-size

washer-dryer unit, nine out of 10 buyers said lack of space was a factor in their purchase decision.

Responses to the survey suggest that consumers are becoming more aware of the advantages of stacked laundry appliances. Eighty-eight percent of the surveyed group said they went shopping for new laundry equipment intending to buy stacked machines, even though most of those making replacement purchases had never owned stacked models before.

Not only multiple-housing dwellers are contending with space prob-

lems in selecting laundry equipment, the survey results show. While three of 10 purchasers occupied condominiums or apartments, a full 60 percent lived in houses.

In spite of space concerns, most of the surveyed buyers — even individuals who lived alone — didn't want to sacrifice capacity when selecting appliances.

Among reasons stated repeatedly for choosing full capacity appliances were the need to launder king size sheets, the desire to do fewer loads and habit.



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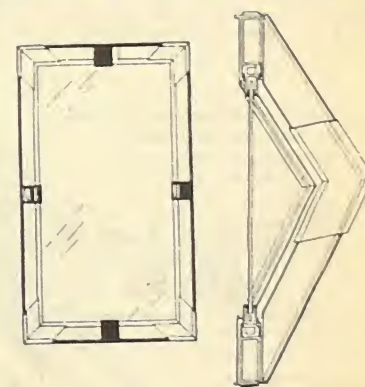
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But "packaged" heat and light are costly, and that has prompted a return by many homeowners to more direct, in some ways primitive, use of the sun to heat their homes, often with the aid of wood, another product of the sun.

Solar collectors have sprouted on many roofs, but they're hardly revealed TV antennas in numbers. With their liquid circulating systems, they're expensive, though savings can be substantial on hot water as well as space heating.

Complete passive solar systems can be expensive, too, when they include a solarium addition equipped with storage masses and fans. Once built, however, they can gradually pay for themselves as fuel costs rise.

Modified or partial systems can be beneficial, too. As limited an improvement as tall or sloped windows on the south side can bring in welcome heat and light in winter.

Heavy draperies inside slow the escape of heat at night, and wide eaves and thermal shades outside control the sun's rays in summer.

Even in cold weather, the sun's rays turn largely to heat as they en-

ter a room and strike floor, furniture and other solid objects. To increase storage of this heat, a solarium contains solid masses, such as brick or tile floor and cabinets full of water containers.

As the house cools, fans full air across these warm masses and into living areas. Fans operate for just nickels a day. Few windows on the north side and heavy insulation in outside walls help to conserve heat. Western red cedar siding adds insulating value.

One handsome room addition seen recently draws strong natural light and some heating from a sloped half-wall of glass on the south side.

The windows face the house entry, but a low fence extending from the street to the door directs eye and foot away from a view into the room.

Its windowless front or east wall and the fence are clad in saw-textured, board-on-board cedar siding, providing a pleasing, unified appearance.

Its one wall with sloped, top-half windows conforms to findings of the Los Alamos Scientific Laboratory that an all-glass greenhouse is not the most efficient conservator of the sun's heat.

More efficient, the laboratory noted, is a solarium with sloping glass wall on the south side, half-solid east and west walls and little glass in the roof.



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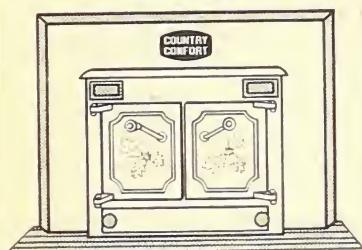
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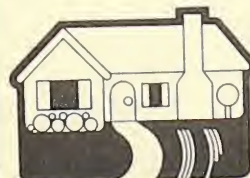
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Remodel or move? *That is the question*

Dissatisfied with your home and thinking of moving? Before you put up that "For Sale" sign, wait. You may be better off remodeling your home to meet your present needs.

In the 1970's buying and selling, or "trading in" homes made financial sense. Sales commission, closing costs and moving expenses were easily offset by the home's 12-14 percent annual appreciation. If you lived in your home for 3 years, you could anticipate a healthy 20 percent profit on the sale. Today, interest rates are in the double digits and house appreciation has plummeted to 3-4 percent. Today, just to cover buying and selling costs, with no profit, you have to reside in your home for at least three years.

Since it doesn't always pay to move, more and more homeowners are electing to stay in their existing homes and improve them to meet

Naturally, remodeling is not the answer for everyone especially if you're tired of the maintenance responsibilities of an older home, or you want to live in a different neighborhood. Obviously too, all remodeling projects do not pay.

According to the CertainTeed Home Institute, however, there are three ways to assess the cost of any major remodeling project: 1) The cost of turning the entire job over to a professional, 2) the cost of doing the work yourself, and 3) the cost in terms of inconvenience during remodeling.

As a guide, most professional remodeling projects will cost between \$60-100 per square foot. Therefore, prior to remodeling, it pays to assess how much value the project will add to your home's resale value. You can cut remodeling costs in half by doing some, or all of the project yourself. Naturally you will have to expend

el, you'll want to get the maximum real-capital effect. As a guide, the CertainTeed Home Institute recommends that you (1) keep your project in scale with your neighborhood's real estate norms, (2) invest in types of improvements that will have the

turns of 86 percent and 83 percent respectively.

Redesigning existing space into more economical space can be very rewarding while living in a home and very eye-catching to future buyers. Turning a screened in porch into a

Redesigning existing space into more economical space can be very rewarding while living in a home and very eye-catching to future buyers.

most practical, immediate use to the category of households moving into your neighborhood and (3) acquaint yourself with recent material trends in capital paybacks for different types of improvements. Generally, home improvement projects offering the most value to your home are: energy saving upgrades, kitchen modernizations, existing space redesign, and bathroom additions.

Modernizing a kitchen is one of the smartest projects a homeowner can undertake. For example a kitchen and dining area can be combined into one large eat-in kitchen. Smaller projects will cost about \$4-6000; a complete overhaul \$10,000 and up, but you'll get an excellent return on your money if you eventually sell. According to a survey in New Shelter magazine, smaller projects will produce resale and mortgage financing re-

den; or a pantry into a home office, can turn once unused space into highly desirable rooms. When adding additions, however, try not to raise the value of your home more than 20 percent over the others in your neighborhood.

Adding a new bathroom is one of the best investments a homeowner can make. A new bathroom will cost about \$4,900, but it will yield an average 103 percent return on resale.

Remodeling or improving a home is a dependable way to create real estate value in this low-inflation economy. And, remember, after upgrading your home you will not only increase its resale value but you'll be eligible for greater refinancing and second mortgages.

For more information on insulation home improvements, write to the CertainTeed Home Institute, P.O. Box 860, Valley Forge, PA 19482.

"Since it doesn't always pay to move, more and more homeowners are electing to stay in their existing homes and improve them to meet new needs."

new needs. In fact, rehab projects are becoming recognized more and more as a dependable way to create real estate value in a low inflation economy. Currently the remodeling market is estimated at nearly 10 billion a year and its growing annually.

many of your own hours. Don't forget to plan for the inconvenience of some remodeling projects. A room addition or adding extra insulation may not disrupt daily life too much; but bathroom or kitchen improvements may.

Naturally, if you're going to remodel-



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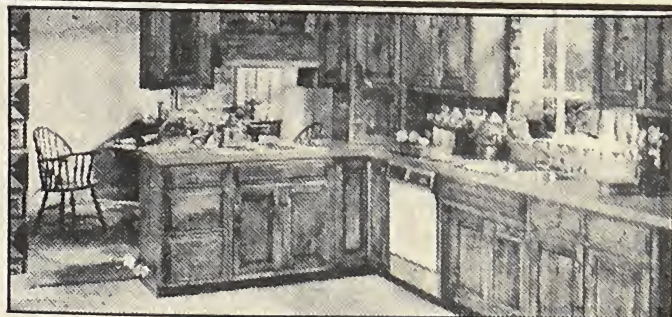
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Goodbye guest room . . .

Ever since luxury soaking tubs and whirlpools became popular, homeowners have been creating unusual baths. These rooms are not merely functional rooms with tubs and showers, but they have atmosphere, style and individuality.

The model shown is in a 1930's Philadelphia row house which featured charming bay windows and plenty of closets. A small upstairs "guest room", a standard for this vintage home, was next to the outdated master bath.

The homeowner, a professional writer - works long hours away from home - yearned for a retreat. She needed a special place to come home to and relax. She decided to give up the seldom used guest room, rework the closet, and combine these spaces with the master bathroom. Leslie John Koeser worked with her to create a fabulous environment using ceramic tile by American Olean as the special effect.

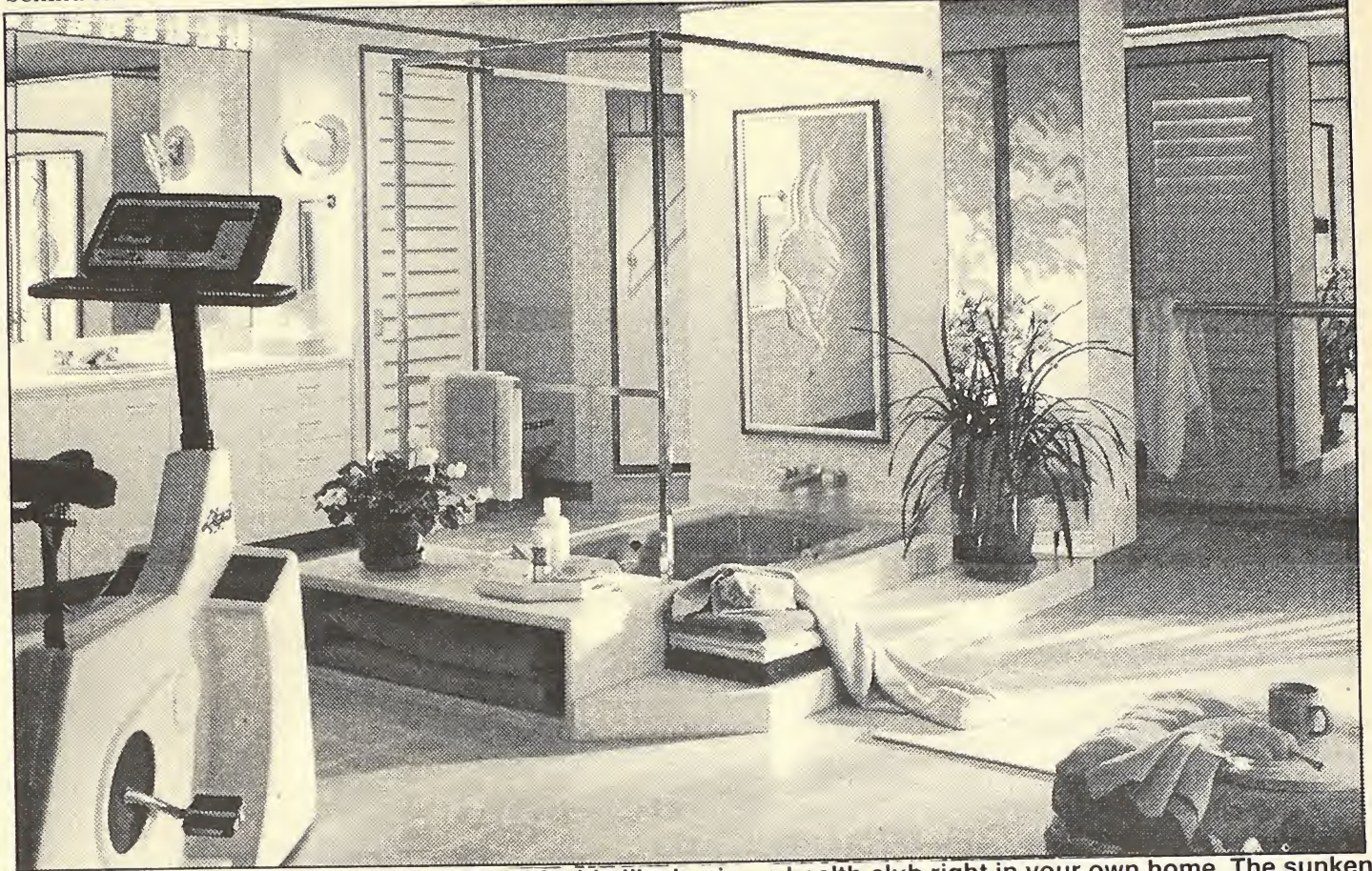
"Ceramic tile is the perfect product for a luxury bath," said Koeser, "because it lasts forever, and you can use it everywhere in wet areas. It will reflect the light, be easy to clean, and I use tile to customize built-ins."

A floor to ceiling tile wall was created to set off the sterling silver tub by American Standard, which is the focal point of the room. A flame-stitch pattern using alternating colors of 4 1/4" ceramic tile brings the room to

life. The colors are subtle, and the effect is smashing. The tub wall is angled and houses a tiled shower stall behind it.

The ceramic tile tub platform features rounded tile edging in almond to define the tub and create a smooth, professional finish. An access panel

was installed on the side of the tub platform. It has been tiled, so it will not be noticed, but is easily removed (SEE NEXT PAGE)



When you have a bath, or "spa" like this, it's like having a health club right in your own home. The sunken whirlpool tub, other fixtures and no-wax floor are gray, the rest of the room peach.

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... Hello sunken tub suite

should repairs to the tub or plumbing be necessary.

The closet is separated from the bay windows by a tiled etagere which features a mirrored hamper on the bottom and tiled shelves for towels, television, and stereo. A mirrored dressing table completes the tub suite.

When it came to the floors, the remodel became a demolition of sorts, due to the age of the house. In the bathroom, not one but two ceramic tile floors were uncovered — each set in a cement bed.

Joists in the bedroom floor had been notched out by an earlier occupant to allow for pipes. They were reinforced before a new base of ¾" exterior plywood was laid for the new subfloor connecting both rooms. Thin-set epoxy mortar was used to set the tile, latex additive was used in the cement grout for increased bond strength and less water absorption.

When the wall of the guest room came down, the new expanded space was revealed. To create an illusion of additional space, and to visually separate the sink, shower, and toilet from the soaking tub area, Koeser decided to set all fixtures on a 45° angle and to use plenty of mirrors.

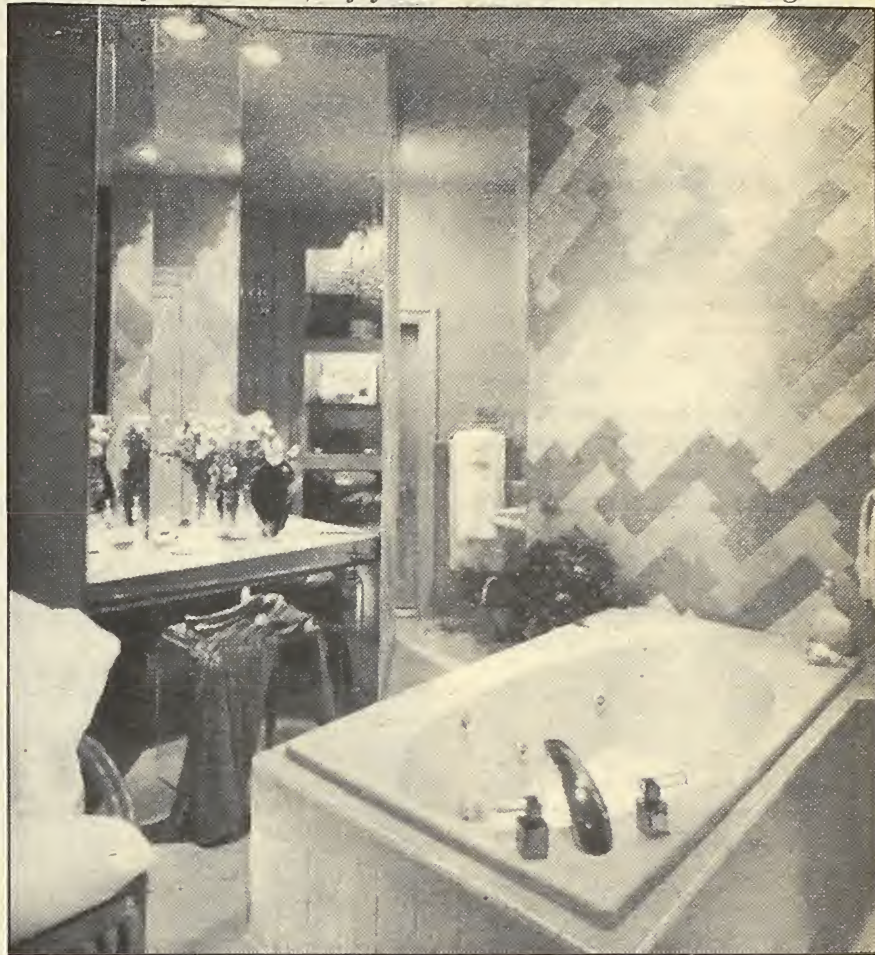
Bay windows are classic features of old rowhouses and a bonus for views and light on the upper level. A three-part bay was the major attraction of the old guest room and was to be updated for the new suite.

Greenhouse units were installed in each section of the bay window. They project several inches beyond the existing sills with surprising results — more light, plus more space. Green plants gently obstruct the less than desirable city view — just the right tropical touch for running water and steam.

Our writer has a luxurious room in ceramic tile with her heirloom chandelier sparkling over the tub. She can bathe, soak up the warmth, enjoy her music and the greenery, dress, and relax on the chaise with a good book.



Upstairs guest room featured a bay window, popular in 1930 city rowhouses. Updated into the "greenhouse" section of the luxury soaking tub suite, the room was incorporated into an all new bath retreat.



Soaking in luxury with a tub set in and surrounded by ceramic tile. Tile is perfect for wet areas, and American Standard tub feature wall shows flamestitch pattern designed with four subtile shades of American Olean 4¼" Tuscany ceramic tile.

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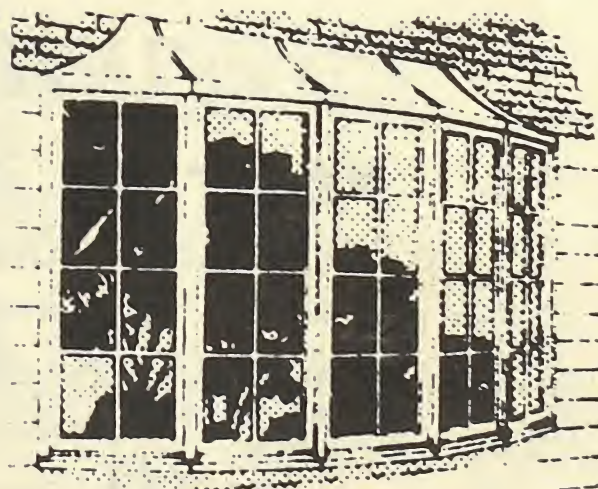
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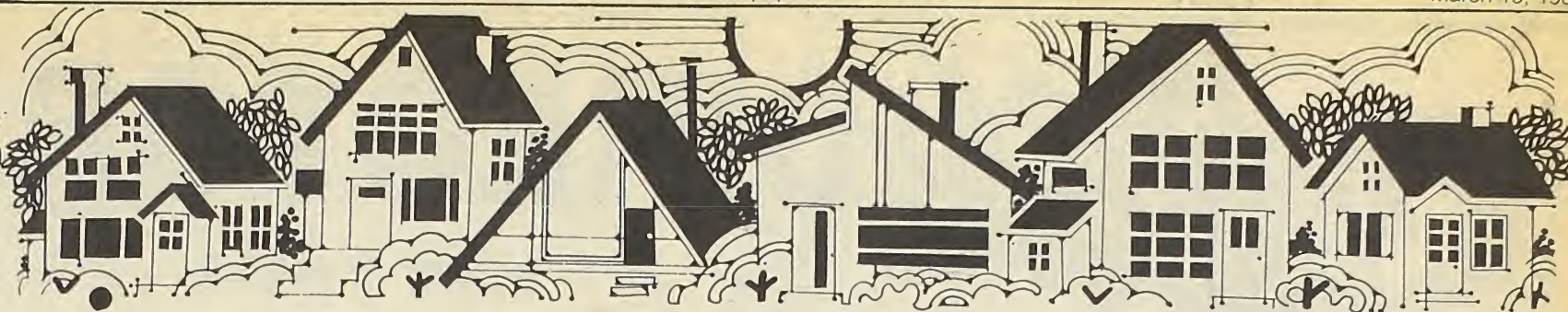
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